

EVALUATION OF PROPOSED NEEDS PROJECT
HARRISON COUNTY

REPORT PREPARED BY:
SCHOOL BUILDING AUTHORITY OF WEST VIRGINIA

DECEMBER 2015

PROJECT ABSTRACT

Harrison County requests SBA funds in an amount of up to \$11,778,000 and will be providing \$5,000,000 in local funds, for a total of \$16,778,000. These funds will be used for the construction of a new Johnson Elementary on the site of the existing Elementary School.

INTRODUCTION

This evaluation was performed by the SBA staff at the request of the School Building Authority of West Virginia. The Needs Project Review Summary Sheet provided by Harrison County for the affected building(s) was reviewed and incorporated into this report.

After reviewing these documents, an on-site review was performed on July 29, 2015, with Joyce VanGilder, SBA, and Neil Quinn of Harrison County Schools, to review the submitted information and verify the severity of need for this project in relation to all other projects.

All affected facilities were visited by the SBA staff and the interior and exterior conditions of each facility were examined. Photographs are provided within this report.

THE PROPOSED PROJECT

Harrison County proposes a new Johnson Elementary School at a cost of \$16,778,000. This project is part of the current comprehensive educational facilities plan and would affect 582 students and would address many health and safety issues. This building does meet economies of scale guidelines. The 8th year enrollment for Johnson Elementary School is projected to be 662. An annual savings of \$150,000 is expected as a result of this project. A cost avoidance of \$10,000,000 is expected as a result of this project. The educational environment will improve as a result of this new school. Once completed, adequate space for projected enrollment will be provided in the new facility. Student travel time will not be affected by this project.

EXISTING BUILDING EVALUATION

Johnson Elementary School

- Grade Configuration: PK-5
- Number of Classrooms: 27
- 2nd Month Enrollment: 582
- Building Utilization: 100%
- Site Size: 22 acres
- Site Access: Limited
- Site Adequacy: Adequate
- Parking Adequacy: Adequate
- Building sq/ft: 41,816
- Number of Additions: 5
- HVAC System: Individual Classroom Unit Ventilators
- Restroom Facilities: Adequate
- Food Service Facilities: Inadequate
- On-site Review Conducted:
 - Fire Safety Deficiencies Y
 - Sanitation Reports Y
 - State Board of Risk/Insurance Y
 - DNR --
- Overall Condition of the Building: Poor

PROJECT STATUS

Listed below are project activities that have been completed to date.

- Harrison County proposes to build the new school on the site of the existing Johnson Elementary School. However, the existing site elevation is situated in the 100 year flood plain. Therefore, Harrison County is working with the City of Bridgeport to establish a finish floor elevation for the new school above the 100 year flood plain for the new school construction.

PROJECT COMMENTS

- Poor HVAC ventilation has led to indoor air quality issue in the existing Johnson Elementary School.
- Due to poor site drainage, water has infiltrated the crawl space of the existing Johnson Elementary. This moisture, in conjunction with poor crawl space ventilation, has caused several structural deficiencies in the existing floor structure.
- Harrison County has installed several dehumidifiers throughout Johnson Elementary School to remediate extremely high moisture levels due to the ventilation and drainage issues.

COUNTY'S PROPOSED FINANCE PLAN

	County Proposal
SBA Funds	\$11,778,000
Local Funds	\$ 5,000,000
PROJECT TOTAL	\$16,778,000

Bonding Capacity: \$196,858,755 Available Bonding Capacity: \$196,858,755
Excess Levy Capacity: \$ 26,844,351 Available Levy Capacity: \$ 3,459,528

HISTORY OF SBA FUNDING

- **Net:** \$ 4,842,370.94
- **Need:** \$37,322,040.62
- **MIP:** \$ 4,084,261.15
- **Emergency:** \$ -0-
- **School Safety:** \$ 1,254,673.11
- **Total Allocations:** \$47,503,345.82

NEEDS PROJECT(S)

New Big Elm & Nutter Fort ES
2 HS – Addition/Renovations
South Harrison MS A/R
New Salem/Gore MS
New Lumberport ES
New Lumberport MS